

PROPOSED COVENANTS TO BE RECORDED AGAINST THE PROPERTY

1. No development shall occur on Lot 8. Lot 8 will be included as part of the areas to be protected from development.
2. Any future proposed development, including any activity that materially affects the existing condition, use or appearance of any land, structure or improvement or further subdivision of land, of Lots 6 and 7 shall comply with and be consistent with the Town of Riverhead Comprehensive Plan; PDD Zoning District; the Final Supplemental Generic Impact Statement accepted and adopted on July 19, 2016, including the referenced Comprehensive Habitat Protection Plan as updated on March 25, 2020, and the Consistency Plan submitted to the Riverhead Planning Board, as updated on March 25, 2020; and the New York State Department of Environmental Conservation wetland and tiger salamander buffer requirements/regulations; and the requirements of 6 NYCRR Part 182. To the extent development of Lots 6 or 7 is not consistent with all of the above, development of any kind and in any manner shall require, among other things, the preparation of a supplemental environmental impact statement pursuant to 6 NYCRR 617, including thresholds and criteria to reflect site-specific impacts that were either not addressed or deviated from the Final Supplemental Generic Impact Statement accepted and adopted on July 19, 2016; and
3. To the extent, development of Lots 6 and 7 are not proposed as a single, coordinated and unified development plan, then the separate development of Lots 6 and 7 shall comply with and be consistent with the Town of Riverhead Comprehensive Plan; PDD Zoning District; the Final Supplemental Generic Impact Statement accepted and adopted on July 19, 2016, including the referenced Comprehensive Habitat Protection Plan as updated on March 25, 2020, and the Consistency Plan submitted to the Riverhead Planning Board, as updated on March 25, 2020; and the New York State Department of Environmental Conservation wetland and tiger salamander buffer requirements/regulations; and the requirements of 6 NYCRR Part 182. To the extent the proposed separate development of Lots 6 or 7 are not consistent with all of the above, development of any kind and in any manner shall require among other things, Supplemental Environmental Impact Statements pursuant to 6 NYCRR 617, including thresholds and criteria to reflect site-specific impacts that were either not addressed or deviated from the Final Supplemental Generic Impact Statement accepted and adopted on July 19, 2016; and
4. The runways on Lots 6 and 7, shall not be (i) used to operate a commercial passenger airport or (ii) listed on aviation charts or maps as a location at which aeronautical services such as fueling, hangaring, tie-down and parking, aircraft rental, aircraft maintenance, and flight instruction are provided to the general public, regardless of whether the lots are developed as one single, coordinated and unified development or as uncoordinated lots.
5. A twenty-five (25) foot non-development buffer along the portions of Subdivision that fronts on Route 25 and that fronts on Grumman Boulevard must be maintained.
6. No development shall be permitted within a 1,000 feet radius of the ponds

identified on the Subdivision Map. The extent of jurisdiction must be determined by wetland delineation conducted or approved by the New York State Department of Environmental Conservation.

7. Tree clearing on Lots 6 and 7 will occur during the Northern Long Eared Bat's winter hibernation period between November 1st and March 31st. Any tree clearing outside of this winter hibernation period will require a separate Part 182 permit from the New York State Department of Environmental Conservation.

8. These conditions shall be recorded as a covenant in the Office of the Clerk of Suffolk County.